

MINUTES
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting – September 11, 2009
DPLU Hearing Room, 9:00 a.m.

The meeting convened at 9:02 a.m. and adjourned at 10:41 a.m.

A. ROLL CALL

Commissioners Present: Day, Norby, Pallinger, Riess

Commissioners Absent: Beck, Brooks, Woods

Advisors Present: Areigat, Lantis, Sinsay (DPW); Taylor (OCC)

Staff Present: Beddow, Campbell, Gibson, Giffen, Grunow, Johnston, Loy, Nicoletti, Raya, Slovick, Taylor, Jones (recording secretary)

B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of August 28, 2009

Action: Riess - Day

Approve the Minutes of August 28, 2009

Ayes: 4 - Day, Norby, Pallinger, Riess

Noes: 0 - None

Abstain: 0 - None

Absent: 3 - Beck, Brooks, Woods

C. Public Communication: Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

None.

D. Announcement of Handout Materials Related to Today's Agenda Items

E. Requests for Continuance

F. Formation of Consent Calendar: Items 1 (P08-022), 3 (GPA 09-006) and 5 (TM 5313RPL⁴, R03-004, S03-029 & ZAP 08-010)

P08-022, Agenda Item 1:

1. Lake Morena Radio Tower, Major Use Permit P08-022, Mountain Empire Subregional Plan Area

Proposed Major Use Permit to allow construction and use of a 100' tall radio antenna tower. The supporting equipment would be concealed within an 8' X 8' X 10' tall equipment shelter. The project site, located at Lake Morena Drive and Lakeshore Drive, is subject to the Country Town Regional Category, the (1) Residential Land Use Designation, and is zoned RR1, Rural Residential.

Staff Presentation: Johnston

Proponents: 2; **Opponents:** 0

Discussion:

This Item is approved on consent.

Action: Riess - Day

Grant Major Use Permit P08-022, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in manner consistent with the Zoning Ordinance, the Noise Ordinance and State Law.

Ayes:	4 -	Day, Norby, Pallinger, Riess
Noes:	0 -	None
Abstain:	0 -	None
Absent:	3 -	Beck, Brooks, Woods

**Service First, POD 09-010, County
CEQA Guidelines, Agenda Item 2:**

2. Service First Update, POD 09-010 regarding Inactive Cases, Revisions to the County CEQA Guidelines, Countywide

This is the 12-month update on implementation of the Service First Initiative, including proposed changes to CEQA Guidelines and a Board of Supervisors Policy regarding inactive cases. The Service First Initiative includes roughly 70 procedure improvements for the land development process that are designed to (1) improve customer service; (2) improve the quality, timeliness, and completeness of work; and (3) ensure that land development processes promote safe and livable communities.

Staff Presentations: Nicoletti, Real, Giffen

Proponents: 0; **Opponents:** 0

Discussion:

Staff provides the Planning Commission with a report on the Service First Initiative goals accomplished during the past 12 months. These include (1) developing and implementing online tools for DPLU clients to access information from home including project information. Staff has also improved communication between LUEG Departments, implemented a more pro-active approach to communication with our clients, completed co-location of the various DPLU and DPW functions and Staff members; (5) reduced scoping iterations, review and application processing times; and (6) succeeded in surpassing established on-time performance levels.

The revisions to CEQA and the proposed new Ordinance will allow further improvements to customer service. The proposed CEQA revisions will allow Staff, upon request by the applicant, the option of executing direct contracts for preparation of the technical studies necessary to complete discretionary project review. The proposed revisions will also simplify the process by which consultants apply for and maintain their status on the Department's Consultants List.

In an effort to further enhance efficient, timely and cost effective services to clients, Staff has also developed an Impact Fee Deferral Program for applicants who's projects are either inactive or in deficit. This Program allows applicants to defer payment of fees until final inspection. Under the Program, inactive projects or projects determined to be in deficit are placed in an idle status and

**Service First, POD 09-010, County
CEQA Guidelines, Agenda Item 2:**

remain there for up to two cumulative years, allowing enough time for the applicant to bring the account current and/or request that Staff resume processing the application. These projects account for more than 1/3 of the applications currently inhouse.

The LUEG Division recognizes the importance of timely and cost effective services for each client and, through hard work and commitment, DPLU Staff is either on or ahead of schedule in accomplishing nearly every goal discussed during CityGate's initial analysis of the Department. Staff has received many positive comments from DPLU clients regarding the endeavors already undertaken, and will continue seeking methods that will enhance customer relationships, further refine the quality of work performed by Staff, and continue exploring ways in which to decrease application processing time.

Action: Riess - Day

Recommend that the Board of Supervisors:

1. Accept the Service First Initiative Update;
2. Approve the Board Policy relating tin Inactive Projects;
3. Approve the revisions to the County of San Diego CEQA Guidelines; and
4. Find the Service First Initiative and the proposed Board Policy and revised Guidelines exempt from CEQA as specified under Section 15061(b)(3) of the State CEQA Guidelines.

Ayes: 4 - Day, Norby, Pallinger, Riess
Noes: 0 - None
Abstain: 0 - None
Absent: 3 - Beck, Brooks, Woods

GPA 09-006, Agenda Item 3:

3. General Plan Amendment (GPA) to the Circulation Element, GPA 09-006, Fallbrook Community Plan Area

Requested amendment to the San Diego County General Plan Circulation Element that would allow deletion of a segment of Pankey Road (SC 260.2), between Pankey Road (north) and future Pala Mesa Drive. This segment would be replaced by a new north-south roadway known as Horse Ranch Creek Road. The project site is located in the northeast quadrant of the Interstate 15 and State Route 76 Interchange within the Fallbrook Community Plan Area.

Staff Presentation: Campbell

Proponents: 0 ; **Opponents:** 0

Discussion:

This Item is recommended for approval on consent.

Action: Riess - Day

Recommend that the Board of Supervisors adopt GPA 09-006.

Ayes:	4 -	Day, Norby, Pallinger, Riess
Noes:	0 -	None
Abstain:	0 -	None
Absent:	3 -	Beck, Brooks, Woods

R06-018, TM 5522, Agenda Item 4:**4. Sunset View, Zone Reclassification R06-018, and Tentative map TM 5522RPL²; Alpine Community Plan Area**

Proposed subdivision of 5.73 gross acre parcel into 18 single-family residential lots ranging from 0.14 to 0.49 net acres, along with one 1.76-acre common area lot. Access to the project site would be from two private roads off of Eltinge Drive. The project site is located in the 2800 block of Eltinge Drive, immediately west of Bay Meadows Drive, in the Alpine Community Plan Area. The site has a General Plan Land Use designation of (6) Residential (7.3 du/acre), and is located in the Country Town Regional Category. The proposed project includes a request to rezone the property from to RS4-Single-Family Residential (4.35 dwelling units per net acre on 10,000 square-foot minimum lots) to RS7-Single-Family Residential (7.3 dwelling units per net acre on 6,000 square-foot minimum lots).

Staff Presentation: Taylor

Proponents: 1; **Opponents:** 1

Discussion:

Following Staff's presentation and the applicant's testimony, a neighboring property owner voices concerns about the proposal due to fears that the project will increase traffic in the area and fails to take into consideration the alignment of Eltinge Drive. The property owner is also concerned that the project will negatively impact property values, privacy and currently unobstructed views.

The applicant is reminded that the Planning Commission cannot guarantee that property owners retain property values, and Staff clarifies that the current zoning supports the proposed density. The applicant explains that speed humps will be installed every 200 (feet or yards) to reduce traffic speed and enhance safety. The applicant further explains that site distance studies were performed, and site distance meets DPW's requirements for private roads.

Action: Day - Riess

1. Adopt the Resolution approving TM 5522RPL², which makes the appropriate finding and imposes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with the County of San Diego Subdivision Ordinance and State law;

R06-018, TM 5522, Agenda Item 4:

2. Adopt the Mitigated Negative Declaration dated June 18, 2009 and on file with the Department of Planning and Land Use as ER 06-14-051; and
3. Recommend that the Board of Supervisors adopt the Form of Ordinance changing the zoning classification of certain property in the Alpine Community Plan Area, Ref. R06-018.

Ayes: 4 - Day, Norby, Pallinger, Riess
Noes: 0 - None
Abstain: 0 - None
Absent: 3 - Beck, Brooks, Woods

TM 5313RPL⁴, R03-004, S03-029 & ZAP 08-010, Agenda Item 5:

5. Welk Canyon Villas, Tentative Map (TM) 5313RPL⁴, Zone Reclassification R03-004, Site Plan S03-029, and Minor Use Permit ZAP 08-010, North County Metropolitan Subregional Plan Area

Request for a Tentative Map (TM 5313RPL⁴), Zone Reclassification (R03-004), Site Plan (S03-029) and Minor Use Permit (ZAP 08-010) to allow subdivision of 20.89 acres into two lots to accommodate two transient habitation (time-share) structures. The two buildings would contain 177 time-share units. Lot 1 would be 9.25 acres and would be developed with both structures, underground parking, driveways and landscaping. Lot 2 would be 11.64 acres preserved and managed within permanent open space easements. South Fork Moosa Creek would also be preserved and managed within permanent open space easements on Lot 1. Also proposed is a change in the Height Designator from a "G" to "H" in order to increase the number of stories from two to three without increasing the maximum height of the structures. The project site is bounded by Champagne Boulevard on the west and Welk View Drive on the south.

Staff Presentation: Slovick

Proponents: 12; **Opponents:** 0

Discussion:

This Item is approved on consent.

Action:

1. Adopt the Resolution approving TM 5313RPL⁴, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the County of San Diego Subdivision Ordinance and State law;
2. Grant Site Plan S03-029, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in manner consistent with the Zoning Ordinance, the Noise Ordinance and State Law;

TM 5313RPL⁴, R03-004, S03-029,
ZAP 08-010, Agenda Item 5:

3. Grant Minor Use Permit ZAP 08-010, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in manner consistent with the Zoning Ordinance, the Noise Ordinance and State Law; and
4. Recommend that the Board of Supervisors adopt the Form of Ordinance changing the zoning classification of certain property in the North County Metropolitan Subregional Plan Area, Ref. R03-004.

Ayes: 4 - Day, Norby, Pallinger, Riess
Noes: 0 - None
Abstain: 0 - None
Absent: 3 - Beck, Brooks, Woods

Administrative:

G. Report on actions of Planning Commission's Subcommittees:

No reports.

H. Results from Board of Supervisor Hearing(s):

Commissioner Pallinger will represent the Planning Commission at the September 16, 2009 Board of Supervisors meeting.

I. Scheduled Meetings:

September 25, 2009

There being no further business to be considered at this time, the Chairman adjourned the meeting at 10:41 a.m. to 9:00 a.m. on September 25, 2009 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.